

FOR LEASE

OFFICE SPACE IN THE CENTRAL BUSINESS DISTRICT



MAC MCLEAN
859.801.0161
mac@balrealestate.com



CLAY ANGELUCCI
859.338.8800
clay@balrealestate.com



01: EXECUTIVE SUMMARY

139 W. SHORT STREET



PROPERTY DESCRIPTION

Block + Lot is pleased to present this 3,123 SF office available for lease in Downtown Lexington. Located on Short Street in the center of Lexington's Central Business District, this office is ideal for law firms, financial advisors, and other professional services. This second-floor unit features elevator access, spacious private offices, multiple conference rooms and open working areas, and a kitchenette. Several pay-for-parking options are available in the immediate area for convenience.

139 W Short St is located in the heart of the Central Business District, minutes from restaurants, coffee shops, courthouses, and other professional firms. An ideal location for businesses who value walkability and visibility in downtown Lexington.

PROPERTY HIGHLIGHTS

- Professional office space
- Desirable location on Short Street
- Steps from restaurants, courthouses, and other professional firms
- Elevator access and signage available



**3,123 SF
AVAILABLE**



**\$15.00 PSF
MODIFIED GROSS**



**ZONED
B-2B**

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 **BLOCK + LOT**

02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS



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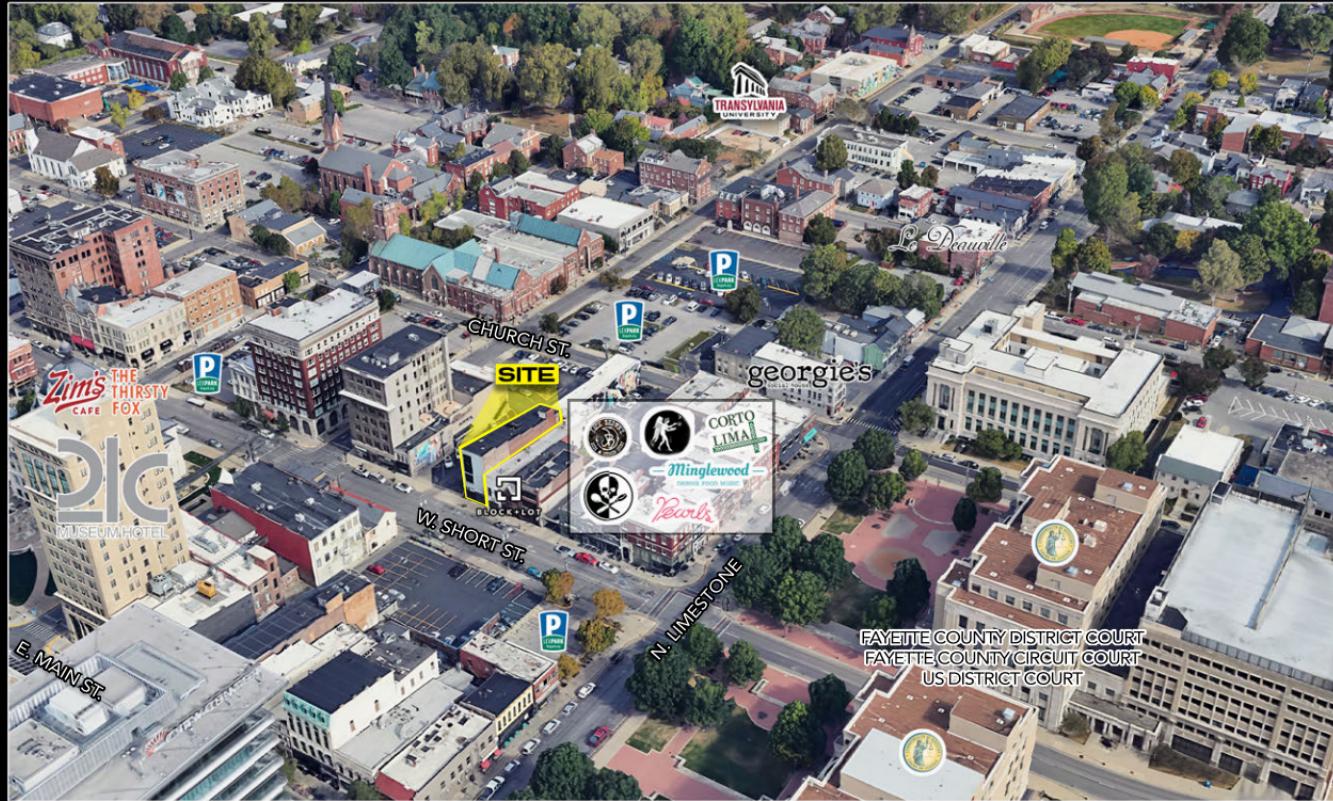
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859.338.8800



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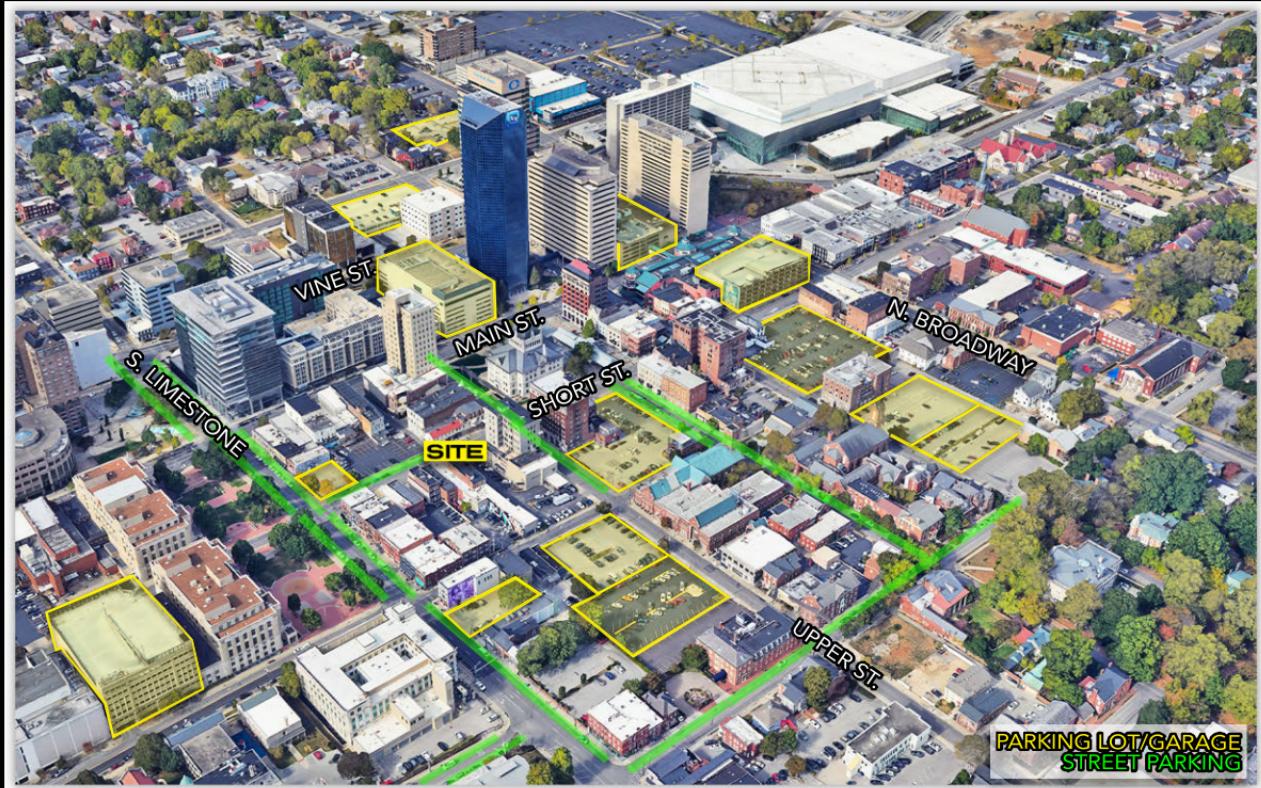
03: LOCATION INSIGHTS

AERIAL
139 W. SHORT STREET



03: LOCATION INSIGHTS

NEARBY PARKING OPTIONS
139 W. SHORT STREET



03: LOCATION INSIGHTS

139 W. SHORT STREET

AERIAL

INTERSTATE 75/64

3.30 MILES

NEW CIRCLE RD.

2 MILES

**BLUE GRASS
AIRPORT**

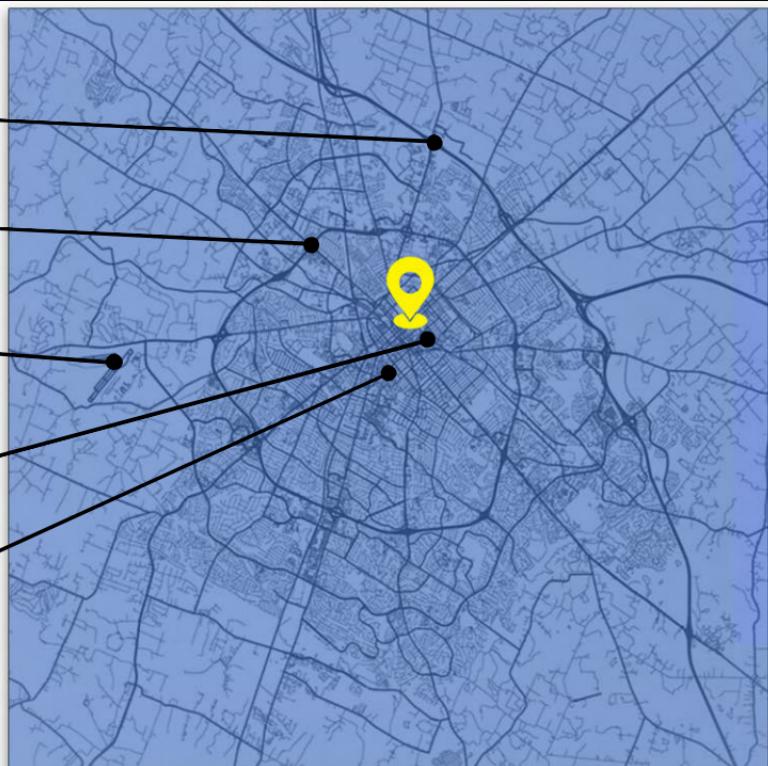
5.6 MILES

**FAYETTE COUNTY
COURTHOUSES**

0.5 MILE

**UNIVERSITY OF
KENTUCKY**

APPX. 1 MILE



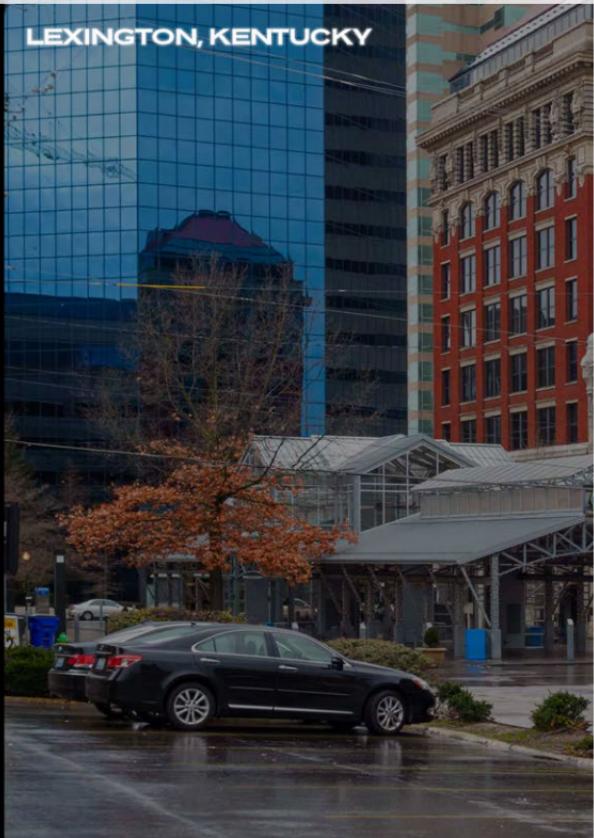
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04: MARKET REPORT

LEXINGTON, KENTUCKY



139 W. SHORT STREET

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-64 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.